Order No.: [redacted]

A

Survivorship Deed

Instr:200107030151127 07/03/2001
Pages:1 Fee:$14.00 3:21PM
Robert G. Montgomery T20010090018
Franklin County Recorder BXCHICAGO

JAMES DANIEL BETHEL AND MIRIAM JEAN BETHEL, HUSBAND AND WIFE

of FRANKLIN County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to MATTHEW T. WARSCHAUER AND TAMMIE K. WARSCHAUER, HUSBAND AND WIFE

for their joint lives, remainder to the survivor of them, whose tax-mailing address is: 9621 Meridian Wy, West Chester, OH 45069

the following **REAL PROPERTY:**
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER SIX (6), IN ESSEX PLACE SECTION 1, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 78, PAGE 58, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL No. 490-225308
PROPERTY ADDRESS: 6070 NORTH BEND DRIVE, CANAL WINCHESTER, OHIO 43110
Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: OFFICIAL RECORDS VOLUME 26335, PAGE D16
of the Deed Records of FRANKLIN County, Ohio.

Grantor releases all rights of dower therein.

Witness OUR hand(s) this 29TH day of JUNE 2001

Signed and acknowledged in presence of:

Witness

Witness

Witness

Witness

JAMES DANIEL BETHEL

MIRIAM JEAN BETHEL

State of OHIO }
} ss.
County of FAIRFIELD }

BE IT REMEMBERED, That on this 29TH day of JUNE 2001, before me, the subscriber, a **Notary Public** in and for said state, personally came JAMES DANIEL BETHEL AND MIRIAM JEAN BETHEL

the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be OUR voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY ... STATE OF OHIO

CARYL N. CAITO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 26, 2001

Notary Public

14011

This Instrument was prepared by MAGNUSON & BARONE, ATTORNEYS AT LAW

Auditor's and Recorder's Stamps

TRANSFERRED

JUL 03 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
$ 119.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

DEEDSURV-09/30-98-dr

Main File No. 10-64823 Page #1

Client Atty C Spiroff
10-64823

B

REAL ESTATE VALUE ESTIMATE

SUBJECT

Contact MATTHEW T AND TAMMIE K WARSCHAUER Census Tract 0094.92 Map Reference M094FFFF 00600
Property Address 6070 NORTHBEND DR Check one: ☒ SF ☐ PUD ☐ CONDO ☐ 2-4 Units
City CANAL WINCHESTER County FRANKLIN State OH Zip Code 43110-9134
Phone No. Res. N/A Loan Amount $ N/A Term N/A Mos. Owner's Est. of Value $ N/A

No. of Rooms	No. of Bedrooms	No. of Baths	Family room or den	Gross Living Area	Garage/Carport (specify type & no.)	Porches, Patio or Pool (specify)	Central Air
6	3	2.5	☐ Yes ☒ No	1,588 Sq. Ft.	2 CAR ATTCH	STOOP	☒ Yes ☐ No

FIELD REPORT

NEIGHBORHOOD

Location	☐ Urban	☒ Suburban	☐ Rural
Built Up	☒ Over 75%	☐ 25% to 75%	☐ Under 25%
Growth Rate ☐ Fully Dev.	☐ Rapid	☒ Steady	☐ Slow
Property Values	☐ Increasing	☒ Stable	☐ Declining
Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply
Marketing Time	☐ Under 3 Mos.	☒ 4-6 Mos.	☐ Over 6 Mos.

	Good	Avg	Fair	Poor
Property Compatibility	☐	☒	☐	☐
General Appearance of Properties	☐	☒	☐	☐
Appeal to Market	☐	☒	☐	☐

Present Land Use 80% 1 Family ___ % 2-4 Family 10 % Apts. ___ % Condo 10% Commercial ___ % Industrial ___ % Vacant ___ %
Change in Present Land Use ☒ Not Likely ☐ Likely ☐ Taking Place From ___ To ___
Predominant Occupancy ☒ Owner ☐ Tenant 0 % Vacant
S/F Price Range $ 75,000 to $ 125,000 $ 110,000 = Predominant Value
S/Family Age 5 yrs. to 20 yrs. Predominant Age 15 yrs.

Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) SHANNON RD TO THE NORTH, WINCHESTER PIKE TO THE SOUTH, GENDER RD TO THE EAST, BRICE RD TO THE WEST. LOCATED IN ESSEX PLACE SUBDIVISION AMONG PROPERTIES WITH A VARIETY OF STYLES, VALUES AND APPEALS. AVERAGE ACCESS TO MAJOR ROADWAYS. ROUTE 33 LESS THAN 10 MINUTES. CANAL WINCHESTER LOCAL SCHOOLS. LOCAL SHOPPING, CHURCHES, PARKS & RECREATION.

SUBJECT PROPERTY

Approx. Yr. Blt. 19 94 # Units 1 # Stories BI-LEVEL
Type (det, duplex, semi/det. etc.) DETACHED
Design (rambler, split, etc.) SPLIT
Exterior Wall Mat. VINYL Roof Mat. COMPOSITE ASPHL
Is the property in a HUD-Identified Special Flood Haz. Area? ☒ No ☐ Yes

PROPERTY RATING	Good	Avg	Fair	Poor
Condition of Exterior	☐	☒	☐	☐
Compatibility to Neighborhood	☐	☒	☐	☐
Appeal and Marketability	☐	☒	☐	☐

Special Energy-Effic. Items UNABLE TO VERIFY - APPRAISER UNABLE TO GAIN ENTRY. APPRAISER RESERVES THE RIGHT TO AMEND APPRAISAL IF INTERIOR INSPECTION IS WARRANTED.

Comments (favorable or unfavorable incl. deferred maintenance) AVERAGE EXTERIOR CONDITION. ROOF & GUTTERS APPEAR TO BE FUNCTIONAL. PURPOSE OF THIS APPRAISAL IS TO ESTIMATE MARKET VALUE. HIGHEST AND BEST USE SINGLE FAMILY RESIDENTIAL. EXTERIOR INSPECTION ONLY. INTERIOR BELIEVED TO BE CONSISTENT WITH EXTERIOR.

MARKET COMPARABLE ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	6070 NORTHBEND DR CANAL WINCHESTER	4976 BRICE MEADOW DR CANAL WINCHESTER		6372 KELSEY CT CANAL WINCHESTER		6460 KELSEY CT CANAL WINCHESTER	
Proximity to Sub.	N/A	0.12 miles NE		0.13 miles NE		0.21 miles NE	
Sales Price	$ N/A		$ 85,000		$ 76,000		$ 102,500
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.
	N/A	04/21/2010		10/29/2010		09/21/2009	
Location	ESSEX PLACE	BRICE MEADOWS		BRICE MEADOWS		BRICE MEADOWS	
Site/View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Age	17	14		13		12	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Living Area Rm. Count and Total (Total / B-rms. / Baths)	6 / 3 / 2.5	6 / 3 / 2.5		6 / 3 / 1.5	+3,000	5 / 3 / 2.5	
Gross Living Area	1,588 Sq. Ft.	1,403 Sq. Ft.	+2,775	1,403 Sq. Ft.	+2,775	1,608 Sq. Ft.	-300
Air Conditioning	YES	YES		YES		YES	
Garage/Carport	2 CAR ATTACH	2 CAR ATTACH		2 CAR ATTACH		2 CAR ATTACH	
Porches, Patio, Pools, etc.	STOOP DECK	STOOP DECK		STOOP ENC PORCH		STOOP DECK	
Special Energy-Efficient Items	INSL WINDOWS FIREPLACE	INSL WINDOWS N/A	+1,000	INSL WINDOWS N/A	+1,000	INSL WINDOWS N/A	+1,000
Other	FULL BASEMENT	FULL BASEMENT		FULL BASEMENT		FULL BASEMENT	
Net Adjust (Total)		☒ + ☐ –	$ 3,775	☒ + ☐ –	$ 6,775	☒ + ☐ –	$ 700
Indicated Value Sub.			$ 88,775		$ 82,775		$ 103,200

General Comments FOR BANKRUPTCY COURT USE ONLY. DATA SOURCES REALQUEST AND PUBLIC RECORDS. SALES COMPARISON APPROACH USED IN THE FINAL ANALYSIS.

Estimated Value $ 94,200 as of JANUARY 20, 2011

Completed By JAMES SMOOT Title APPRAISER
Signature [signature] Date January 25, 2011

[Y2K]

C

B10 (Official Form 10)(12/08)

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF OHIO — **PROOF OF CLAIM**

Name of Debtor: Matthew T. Warschauer
Tammie K. Warschauer

Case Number: 10-64823

NOTE: *This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. §503.*

Name of Creditor (the person or other entity to whom the debtor owes money or property:
SELENE RMOF REO ACQUISITION LLC, its successors and assigns

Name and address where notices should be sent:

Selene Finance
Attn: Cashiering
PO Box 421639
Houston, TX 77242

☐ Check this box to indicate that this claim amends a previously filed claim.

Court Claim Number:_______
(*if known*)

Filed on: ________________

Name and address where payment should be sent (if different from above):

☐ Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

☐ Check this box if you are the debtor or trustee in this case

1. Amount of Claim as of Date Case Filed:$ 129,047.99 plus interest at current rate of 8.420% per annum

If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.

If all or part of your claim is entitled to priority, complete item 5.

☒ Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attached itemized statement of interest or charges.

2. Basis for Claim: Money Loaned

3. Last four digits of any number by which creditor identifies debtor: 0682

3a. Debtor may have scheduled account as:________________

4. Secured Claim
Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.

Nature of property or right of setoff: ☒ Real Estate ☐ Motor Vehicle ☐ Other
Describe:
Value of Property:$ (Unknown at present) Annual Interest Rate 8.420%

Amount of arrearage and other charges as of time case filed including in secured claim,

if any: $ 14,621.83 Basis for perfection: Recorded Mortgage

Amount of Secured Claim $ 129,047.99 Amount Unsecured: $ 0.00

5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). IF any portion of your claim falls in one of the following categories, check the box and state the amount.

Specify the priority of the claim.

☐ Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).

☐ Wages, salaries, or commissions (up to $11,725.00*) eared within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507(a)(4)

☐ Contributions to an employee benefit plan – 11 U.S.C. §507(a)(5).

☐ Up to $2,600* of deposits toward purchase, lease, or rental of property or services for personal, family or household use – 11 U.S.C. §507(a)(7)

☐ Taxes or penalties owed to governmental units – 11 U.S.C. §507(a)(8).

☐ Other – Specify applicable paragraph of 11 U.S.C. §507(a)(__)

Amount entitled to priority:

$_________

** Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.*

6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.

7. Documents: Attached redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements or running accounts, contracts, judgments, mortgages, and secured agreements. You may also attach a summary. Attached redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (*See instruction 7 and definition of "redacted" on reverse side.*)

DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.

If the documents are not available, please explain:

DATE:02/23/2011

Signature: The person filing this claim must sign it. Sign and Print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.

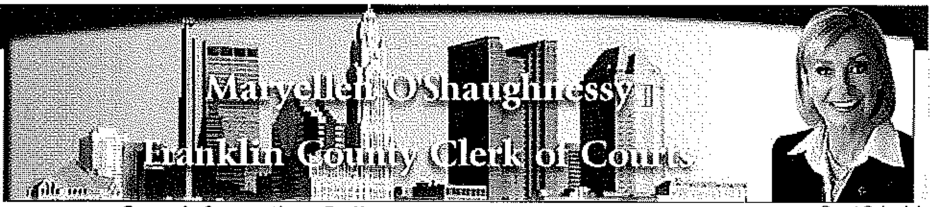
/s/ Edward A. Bailey, Esq.
Edward A. Bailey, Esq. (#0068073)
Faye D. English, Esq. (#0075557)
Attorney for Creditor
ebailey@reimerlaw.com

FOR COURT USE ONLY

Penalty for presenting fraudulent claim: Fine of up to $500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571

D

Appeals:	373 S. High St., 23rd Fl.	(614) 525 - 3624
Civil:	345 S. High St., 1st Fl.	(614) 525 - 3621
Criminal:	345 S. High St., 1st Fl.	(614) 525 - 3650
Domestic:	373 S. High St., 4th Fl.	(614) 525 - 4410
Juvenile	373 S. High St., 4th Fl.	(614) 525 - 4411
Juvenile Traffic:	399 S. High St., 1st Fl.	(614) 525 - 5279
Records:	345 S. High St., 1st Fl.	(614) 525 - 3625



Home

Case Information Online

Court Schedule

Last Name: First Name: Middle Init: Court: All Case: 08 JG 026194 Search

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Email Updates

CIVIL CASE DETAIL

Previous Case

Next Case

CASE NUMBER	TYPE of CASE	STATUS	DATE FILED
08 JG 026194	CERTIFICATE OF JUDGMENT	ACTIVE	06/30/2008

JUDGE
RICHARD S SHEWARD

COURTROOM
COURTROOM 7A
345 SOUTH HIGH STREET
7TH FLOOR
COLUMBUS, OH 43215

PLAINTIFF(S)

Name	Attorney
OHIO STATE DEPARTMENT TAXATION	YALE R LEVY

DEFENDANT(S)

Name	Attorney
MATTHEW T WARSCHAUER	NO ATTORNEY ON RECORD
TAMMIE K WARSCHAUER	NO ATTORNEY ON RECORD

CASE SCHEDULE

No Case Schedule On File

Date Description

DOCKET Show All Descriptions Select Docket Category All

Date	Description	Image	Fiche	Frame	Pages
06/03/11	MASS TRANFER OF JUDGE LOCATION				
04/14/10	SERVICE COMPLETE - SHERIFF		D9931	O46	1
04/14/10	SERVICE COMPLETE - SHERIFF		D9931	O45	1
04/07/10	PROOF OF SERVICE ISSUED - SHERIFF		DD908	X39	1
04/07/10	PROOF OF SERVICE ISSUED - SHERIFF		D9908	X38	1
04/05/10	ORIGINAL COPY OF HEARING NOTICE FILED				
04/05/10	ORIGINAL COPY OF HEARING NOTICE FILED				
03/26/10	JUDGMENT DEBTOR EXAM ORDER		D9888	X19	1
03/26/10	REQUEST FOR SERVICE - SHERIFF				1
03/26/10	REQUEST FOR SERVICE - SHERIFF				1
03/26/10	INSTRUCTIONS FOR SERVICE		D9888	X18	1
03/26/10	APPEARANCE FILED				
06/30/08	CASE MAINTENANCE		D8041	R85	1
06/30/08	JUDGE ASSIGNED - ORIGINAL				
06/30/08	CERTIFICATE OF JUDGMENT FILED (JG CASE)				
06/30/08	PRAECIPE FOR STATE TAX LIEN		D8041	R85	1

DATE - JUDGMENT: 06/09/08
AMOUNT - JUDGMENT: 1104.50
TAX TYPE DESC: PERSONAL
REF/ASSMENT/RISK#: 5196950

06/30/08	APPEARANCE FILED

E

Appeals:	373 S. High St., 23rd Fl.	(614) 525 - 3624
Civil:	345 S. High St., 1st Fl.	(614) 525 - 3621
Criminal:	345 S. High St., 1st Fl.	(614) 525 - 3650
Domestic:	373 S. High St., 4th Fl.	(614) 525 - 4410
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Juvenile Traffic:	399 S. High St., 1st Fl.	(614) 525 - 5279
Records:	345 S. High St., 1st Fl.	(614) 525 - 3625

Maryellen O'Shaughnessy
Franklin County Clerk of Courts

Home | Case Information Online | Court Schedule

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CIVIL CASE DETAIL

Previous Case | Next Case

CASE NUMBER	TYPE of CASE	STATUS	DATE FILED
08 JG 026218	CERTIFICATE OF JUDGMENT	ACTIVE	06/30/2008

JUDGE
RICHARD S SHEWARD

COURTROOM
COURTROOM 7A
345 SOUTH HIGH STREET
7TH FLOOR
COLUMBUS, OH 43215

PLAINTIFF(S)

Name	Attorney
OHIO STATE DEPARTMENT TAXATION	OHIO STATE ATTORNEY GENERAL

DEFENDANT(S)

Name	Attorney
MATTHEW T WARSCHAUER	NO ATTORNEY ON RECORD
TAMMIE K WARSCHAUER	NO ATTORNEY ON RECORD

CASE SCHEDULE

No Case Schedule On File

Date	Description

DOCKET Show All Descriptions ☐ Select Docket Category: All

Date	Description	Image	Fiche	Frame	Pages
06/03/11	MASS TRANFER OF JUDGE LOCATION				
06/30/08	CASE MAINTENANCE		D8041	S10	1
06/30/08	JUDGE ASSIGNED - ORIGINAL				
06/30/08	CERTIFICATE OF JUDGMENT FILED (JG CASE)				
06/30/08	PRAECIPE FOR STATE TAX LIEN		D8041	S10	1

DATE - JUDGMENT: 06/09/08
AMOUNT - JUDGMENT: 1005.50
TAX TYPE DESC: PERSONAL
REF/ASSMENT/RISK#: 6097834

Date	Description
06/30/08	APPEARANCE FILED

F

Appeals:	373 S. High St., 23rd Fl.	(614) 525 - 3624
Civil:	345 S. High St., 1st Fl.	(614) 525 - 3621
Criminal:	345 S. High St., 1st Fl.	(614) 525 - 3650
Domestic:	373 S. High St., 4th Fl.	(614) 525 - 4410
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Maryellen O'Shaughnessy
Franklin County Clerk of Courts

Home

Case Information Online

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Last Name: First Name: Middle Init: Court: All Case: 09 JG 039101 Search

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CIVIL CASE DETAIL

Previous Case Next Case

CASE NUMBER	TYPE of CASE	STATUS	DATE FILED
09 JG 039101	CERTIFICATE OF JUDGMENT	ACTIVE	09/29/2009

JUDGE
CHARLES A SCHNEIDER

COURTROOM
COURTROOM 5A
345 S. HIGH STREET
5TH FLOOR
COLUMBUS, OH 43215

PLAINTIFF(S)

Name	Attorney
OHIO STATE DEPARTMENT TAXATION	OHIO STATE ATTORNEY GENERAL

DEFENDANT(S)

Name	Attorney
MATTHEW T WARSCHAUER	NO ATTORNEY ON RECORD
TAMMIE K WARSCHAUER	NO ATTORNEY ON RECORD

CASE SCHEDULE

No Case Schedule On File

Date	Description

DOCKET

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Date	Description	Image	Fiche	Frame	Pages
06/03/11	MASS TRANFER OF JUDGE LOCATION				
09/29/09	CASE MAINTENANCE		D9351	G31	1
09/29/09	JUDGE ASSIGNED - ORIGINAL				
09/29/09	CERTIFICATE OF JUDGMENT FILED (JG CASE)				
09/29/09	PRAECIPE FOR STATE TAX LIEN		D9351	G31	1

DATE - JUDGMENT: 09/10/09
AMOUNT - JUDGEMENT: 1790.09
TAX TYPE DESC: PERSONAL
REF/ASSMENT/RISK#: 8238159

Date	Description
09/29/09	APPEARANCE FILED

G

Appeals:	373 S. High St., 23rd Fl.	(614) 525 - 3624
Civil:	345 S. High St., 1st Fl.	(614) 525 - 3621
Criminal:	345 S. High St., 1st Fl.	(614) 525 - 3650
Domestic:	373 S. High St., 4th Fl.	(614) 525 - 4410
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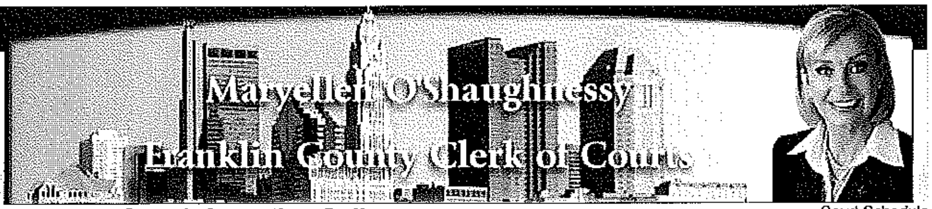

Home | Case Information Online | Court Schedule

Last Name: [ ] First Name: [ ] Middle Init: [ ] Court: All Case: 09 JG 039102 Search

Advanced Search | Email Updates

CIVIL CASE DETAIL

Previous Case | Next Case

CASE NUMBER	TYPE of CASE	STATUS	DATE FILED
09 JG 039102	CERTIFICATE OF JUDGMENT	ACTIVE	09/29/2009

JUDGE
CHARLES A SCHNEIDER

COURTROOM
COURTROOM 5A
345 S. HIGH STREET
5TH FLOOR
COLUMBUS, OH 43215

PLAINTIFF(S)

Name	Attorney
OHIO STATE DEPARTMENT TAXATION	OHIO STATE ATTORNEY GENERAL

DEFENDANT(S)

Name	Attorney
MATTHEW T WARSCHAUER	NO ATTORNEY ON RECORD
TAMMIE K WARSCHAUER	NO ATTORNEY ON RECORD

CASE SCHEDULE

No Case Schedule On File

Date	Description

DOCKET Show All Descriptions ☐ Select Docket Category: All

Date	Description	Image	Fiche	Frame	Pages
06/03/11	MASS TRANFER OF JUDGE LOCATION				
09/29/09	CASE MAINTENANCE		D9351	G32	1
09/29/09	JUDGE ASSIGNED - ORIGINAL				
09/29/09	CERTIFICATE OF JUDGMENT FILED (JG CASE)				
09/29/09	PRAECIPE FOR STATE TAX LIEN		D9351	G32	1

DATE - JUDGMENT: 09/10/09
AMOUNT - JUDGMENT: 2236.30
TAX TYPE DESC: PERSONAL
REF/ASSMENT/RISK#: 8238686

Date	Description
09/29/09	APPEARANCE FILED